CITY OF ISSAQUAH WASHINGTON

Community Planning & Development
1775 – 12th Ave NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

Natural Environment Checklist

The Natural Environment Checklist shall be used on public and private projects that have a Neighborhood Meeting in accordance with IMC 18.10.410(F). The Neighborhood Meeting handout and comments from the meeting are attached for reference.

APPLICATION INFORMATION:

Project Name:	SPAR Booster Pump Station
Permit Number(s):	PRJ15-00036, ASDP19-00001, SEP19-00006
Address:	614 1st Ave NE
Parcel Number(s):	2724069126, 3630100550, 5279100850
Staff Contacts:	Daniel Martinez, Associate Planner Email: danielm@issaquahwa.gov
Property Owner:	WSDOT Real Estate Services Property Acquisition approved under AB 8087 January 19, 2021
Authorized Agent:	City of Issaquah 1775 12th Ave NW Issaquah, WA 98029
Project Description:	Construction of a drinking water booster pump station (BPS) and approximately 8,000 linear feet of water-related transmission lines (pipelines) within the City of Issaquah just north of Interstate 90 (I-90). The BPS includes a 1,140 square-foot wood-framed building, three (3) booster pumps, electrical panels, a chlorine analyzer, trench and pipe drains, a dehumidifier, and an exhaust fan. The building is proposed to be surrounded by a 4.5-foot-wide concrete sidewalk. An 8-foot-high chain-link fence with gates would be constructed around the perimeter of the site. The project would also involve construction of an access road between the Issaquah-Preston Trail and the proposed pump station. Most of the access road would be 15.5 feet wide. The road would be constructed over an existing unpaved gravel road.

Critical Area(s) on-site and/or off-site whose buffers overlap onto the project site:

☒ Critical Aquifer Recharge Area
☐ Flood Hazard (*IMC 18.10.530 & 16.36*)
☒ Steams (*IMC 18.10.770-795*)
☒ Wetlands (*IMC 18.10.590–760*)
☐ Shorelines (IMC 18.10.940 and see below)

☒ Geotechnical including:
☒ Steep Slopes (*IMC 18.10.580*)
☐ Mine and Erosion (*IMC 18.10.520*)
☐ Landslide (*IMC 18.10.560*)
☐ Seismic (*IMC 18.10.570*)

PUBLIC ATTENDANE AND COMMENTS:

(*See attached: Neighborhood Meeting Information Handout, written comments & Staff Notes*)
Number of Attendees at Neighborhood Meeting: **12**

Number of written comments received: **Four**

PROJECT CONSIDERATIONS BEYOND CODE COMPLIANCE & CRITICAL AREAS:

1. **How were the recommendations of the City's peer reviewers incorporated into the final approved study? Provide a description of the final approved Critical Areas recommendations and how these recommendations will be implemented. If some or all of the draft recommendations are not being implemented, why not?**

   The Critical Areas Study has been peer reviewed by The Watershed Company. The report was revised twice to incorporate the peer reviewer's comments. The peer reviewer confirmed the final report and mitigation plan satisfied all code requirements.

   The Critical Areas Report (ESA, 2019) discusses impacts to Wetlands and their associated buffers; Streams and their associated buffers; significant trees; and compensatory mitigation provided to offset these impacts. The project does not propose direct impacts to any wetland or stream. Buffer impacts are discussed in Section 7.2 of the CAR with all buffer impacts, temporary and permanent, shown on Figures 4 and 5 in the report and in Plan Sheet L1 as well. Since the wetland and stream buffers are, in some cases, overlapping, the impacts were presented in terms of total temporary and permanent buffer impact. The table below is an approximate estimate of the impacts; however, it should be noted that this could vary depending on how the impact areas was assigned. The table below assigns buffer impacts to the associated wetland, with remaining impact areas assigned to streams, in order to ensure impacts were not double counted. Other critical areas, such as steep slopes and critical aquifer recharge areas were not included in this report, but rather were addressed in the *Report Addendum – Critical Areas Evaluation* by Icicle Creek (2021).

Wetland/Stream Name	Total Buffer Area (SF)*	Permanent Buffer Impacts (SF)*	Permanent Buffer Impact (% of original buffer)
Stream 1	47,574	0	0.0%
Stream 2	37,571	1,949	5.19%
Stream 3	3,162	1,479	46.77%
Wetland A	10,302	0	0.0%
Wetland B	66,671	9,501	14.25%
Wetland C	49,849	7,697	15.44%

The City has altered the mitigation plan for temporarily disturbed areas to include hand application of grass seed mix, in lieu of hydroseeding, based on design review comments. These drought-tolerant native grasses will provide many buffer functions (e.g., stormwater runoff filtering and flow reduction) and are structurally appropriate for their proposed locations as the roadway will facilitate traffic from large, heavy machinery. Other types of planting (i.e., shrubs) would limit visibility and require pruning to reduce roadway encroachment. In total and as detailed in the Critical Areas Report, the proposed critical areas buffer and tree mitigation will increase long-term function of wetlands, streams, buffers, and forest habitat.

The geotechnical report was peer reviewed by Wood Environment & Infrastructure Solutions, Inc. The report was revised to incorporate the peer reviewer's comments. The reviewer concurred with the final geotechnical findings and all comments were addressed.

2. **Does the project propose measures to preserve or enhance wildlife habitat or migration corridors?**

☒Yes ☐No

If yes, describe:

The mitigation plan proposes to increase the value of the buffer for wildlife by enhancing wetlands, streams, and their associated buffers with trees, shrubs, and groundcover plants. The temporary buffer impacts of 9,613 SF are being offset by the revegetation of these areas with native shrubs (5,292 SF) and 14,173 SF of native grasses. The native grasses were selected for areas adjacent to the access road, where vehicle clearances do not allow the installation of trees or shrubs.

3. **Does the project propose any measures to reduce or control light and glare impacts on the critical area beyond those required by code (IMC 18.07.107)?**

☐Yes ☒No

If yes, describe:

Light and glare impacts will be held to the minimum necessary for the operation of the BPS.

4. **Will the project impact a scenic resource (rock outcroppings, mature stand of trees, etc.)?**

☒Yes ☐No

If yes, describe how is this consistent with Code:

The project site is approximately 4.30-acres. With the exception of an existing unpaved road, the site is undeveloped and consists of forested land. The project proposes the removal of 221-caliper inches of deciduous trees, and 410-caliper inches of coniferous trees. As stated in Section 7.2 of the CAR, the project is providing more than 1:1 mitigation for permanent buffer impacts (20,623 SF). The predominance of this mitigation consists of the planting of appropriate native trees and shrubs including 200 coniferous trees and 200 willows over an area of 23,983 SF. The proposed BPS is located within the Community Facilities-Facilities (CF-F) zone. IMC 18.12.1385 describes tree retention requirements based on zoning designations. Tree retention requirements are not identified for the CF-F zone.

Clearing of significant trees requires approval and the site must meet the minimum City tree density standards. City code (IMC 18.12.1370) requires that if any tree removal occurs within Facilities zoned areas (which includes the project area), the post-project site meet minimum tree density requirements of 4 significant trees per 5,000 square feet, with the density calculation based on developable site area of the lot(s). Although the project would meet City code without additional tree planting, the project requires City of Issaquah acquisition of two land parcels (Parcel Numbers 272406-9126 and 527910-0850) currently owned by the Washington State Department of Transportation (WSDOT). This acquisition requires that the project adhere to *the WSDOT (2015) Roadside Policy Manual*, which required tree replacement of moderate-size coniferous and other late successional tree species (>6-inches). Replacement ratios are given as one 1-gallon replacement tree for each 1-inch of trunk diameter, or, if larger container sizes (2-gallon container plants) are used, the plant quantity will be adjusted to a ratio of 0.5 2-gallon replacement trees for each 1-inch of trunk diameter.

5. **Is this project in Designated Areas of Specific Flood Hazard? Does the project propose measures to address being in this location? Does it comply with code (IMC 16.36)?**

   ☐Yes ☒No

   If yes, describe:

   N/A

6. **Will the project expose persons to or generate excessive ground-borne vibration or noise levels?**

   ☒Yes ☐No

   If yes, describe:

   The project will generate short-term excessive ground-borne vibration and/or noise while using construction equipment during construction. Construction will occur during the daylight hours consistent with IMC 16.35, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise.

7. **Does project direct drainage to or away from Critical Area?**

   ☐Yes ☒No

A portion of the runoff from impervious areas is dispersed on-site to Stream 3 and Wetland C. The remainder of runoff is discharged into an existing WSDOT ditch, which conveys flows to the North Fork of Issaquah Creek.

Does the proposal meet Code?

☒Yes ☐No

If yes, describe:

The project has been designed to avoid direct impacts to wetland and streams, and to reduce buffer impacts to the extent practicable given the topography constraints and presence of an existing unimproved road. Project construction would result in approximately 9,593 square feet of temporary impacts and 23,659 square feet of permanent impacts to wetland and stream buffers. Direct impacts to any project area wetlands or streams are not proposed. Buffer impacts primarily include grading and paving of the existing unimproved road. Most of this area is currently cleared but the road will be widened slightly to facilitate fire department access.

Wetland and stream buffers may be reduced with buffer vegetation enhancement pursuant to IMC 18.10.650.D.3. and 18.10.790.D.4, respectively. Generally, buffers may not be reduced by more than 25 percent without a critical areas variance. However, IMC 18.10.420.A provides for a public agency and utility exemption, which required the Public Works department to prepare a report requesting the exemption. All approval criteria within IMC 18.10.420 B and C must be met. The Community Planning and Development has reviewed and accepted the utility exemption request.

Daniel Martinez

From: Daniel Martinez
Sent: Thursday, April 22, 2021 3:27 PM
To: Connie Marsh
Cc: Gary Schimek; Tony Nguyen
Subject: RE: Spar Pump Station Public Comment
Attachments: Limits of Work.pdf; Overall Site Plan.pdf; SEPA Letter.pdf

Hi Connie,

Thank you for attending and for your comments. I appreciate you pushing the organization to do the right thing. I do believe the folks in attendance last night have the best interest of the environment and the community at heart.

Your comments and our responses will be provided to the Environmental Board. Please see the bottom of this thread for responses to your questions in red font. This was an effort between me, Gary, Tony, and their consultants.

Please let us know if you have any other questions.

Take care,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100

CITY OF ISSAQUAH WASHINGTON

Issaquah, WA - Official Website
Report Spills: (425) 837-3470

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody. – Jane Jacobs

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From: Connie Marsh <auntgrumpy@comcast.net>
Sent: Wednesday, April 21, 2021 7:39 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Subject: Re: Spar Pump Station Public Comment

Hey,

Thanks for the meeting. I obviously don't agree with some of your comments but it was good to at least have a meeting!

Are my written comments and answers created for this meeting going to go to the Environmental Board in their entirety?

Connie

On Apr 21, 2021, at 4:49 PM, Daniel Martinez <danielm@issaquahwa.gov> wrote:

Thank you, Connie. Providing the questions ahead of time is super helpful and I think it allows for a more efficient discussion should we see you at the meeting later.

****Please allow up to 48 hours for a response****

Best,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100
<image001.jpg>
Issaquah, WA - Official Website
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From: Connie Marsh <auntgrumpy@comcast.net>
Sent: Wednesday, April 21, 2021 1:02 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Cc: davidkappler@hotmail.com
Subject: Re: Spar Pump Station Public Comment

Hi Daniel,

Yes…I figured that written comments were better than me blasting them out at the meeting tonight. Time is not a particular issue…just happy to be able to get the questions out early!! (Sorta)

I will likely ask the SEPA cumulative impact questions tonight and some questions about being able to reduce the foot print. Likely I will ask for a more understandable rendition of impacts vs mitigation and then truck trips. Finally I will ask for a summer only clearing and grading condition. I think others will ask about trail closures and stuff…so I didn't bother.

Hope this helps you know about what questions might come out tonight.

Thanks,

Connie

> On Apr 21, 2021, at 12:55 PM, Daniel Martinez <danielm@issaquahwa.gov> wrote:
>
> Hi Connie,
>
> It is nice to hear from you and I hope you are well. Thank you for your questions. There are some questions that would best be answered by Public Works and/or their consultants, and I will compile everyone's responses and send them to you as soon as I am able.
>
> ****Please allow 48 hours for a response****

Take care,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
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<image001.jpg>
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From: Connie <auntgrumpy@comcast.net>
Sent: Saturday, April 17, 2021 12:50 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Cc: David Kappler <davidkappler@hotmail.com>
Subject: Spar Pump Station Public Comment

Hi Daniel,

I have looked at your documents and find several things missing in the presentation.

1. An extended SEPA checklist needs to be done to include the cumulative impacts of the expected water tower.
The applicant has provided a letter and exhibits (three attachments) to CPD staff indicating that the SPAR Booster Pump Station project application currently under CPD review in no way includes work associated with a future reservoir project in the vicinity. Each of these projects are totally discrete and independent, and any future application(s) will require review using all applicable regulations in effect at the time of any future application.

2. There is no discussion of the extreme amount of garbage (hazardous waste) in the SEPA checklist, nor any discussion, anywhere of how this garbage from homeless camps will be removed.
We will work with City Human Services and Outreach Services prior to construction. We will contract a contractor to clean up the site.

3. Similarly you likely need to discuss indigent housing in the SEPA checklist.
I (Dan) am happy to discuss this further to understand to what effect you believe this needs to be discussed. I agree this would be necessary if the application under review was for something along the lines of permitting a houseless persons' shelter or service site. The SEPA Environmental Checklist in this case is for the SPAR Booster Pump Station and it was prepared with the goal of identifying environmental impacts related to the project application.

4. There is no map in the critical area reports that show where each critical area buffer is impacted, nor is there a table that quantifies how much of each area is impacted. The plan set does not seem to show wetland buffer impacts.
The Critical Areas Report (ESA, 2019) discusses impacts to Wetlands, Streams, and their buffers, and significant trees, as well as compensatory mitigation provided to offset these impacts. The project does not have direct impacts to any wetland or stream.

Streams. Buffer impacts are discussed in Section 7.2 of the CAR with all buffer impacts, temporary and permanent, shown on Figures 4 and 5 in the report and in Plan Sheet L1 as well . Since the wetland and stream buffers are, in some cases, overlapping, the impacts were presented in terms of total temporary and permanent buffer impact. The table below is an approximate estimate of the impacts, however it should be noted that this could vary depending on how the impact areas was assigned. The table below assigns buffer impacts to the associated wetland, with remaining impact areas assigned to streams, in order to ensure impacts were not double counted. Other critical areas, such as steep slopes and critical aquifer recharge areas were not included in this report, but rather were addressed in the Report Addendum – Critical Areas Evaluation by Icicle Creek (2021).

Wetland/Stream Name	Total Buffer Area (SF)*	Permanent Buffer Impacts (SF)*	Permanent Buffer Impact (% of original buffer)
Stream 1	47,574	0	0.0%
Stream 2	37,571	1,949	5.19%
Stream 3	3,162	1,479	46.77%
Wetland A	10,302	0	0.0%
Wetland B	66,671	9,501	14.25%
Wetland C	49,849	7,697	15.44%

5. Similarly there is no map showing the quantities of area that is being considered enhancement and how each enhancement correlates with each impact.
The December 2019 CAR shows all areas of buffer enhancement, including temporary and permanent buffer mitigation (Figures 8 through 11) and tree mitigation areas (Figures 12 through 14). The project plan set includes the final mitigation plans for these areas as Sheets L2 through L5

6. There is no discussion of the spring/stream that goes across the existing gravel road from the W/NW and pools in an area just next to the road with wetland plants, then drains into stream 3. I have pictures.
We are not aware of the specific feature you are referencing. We would need a map or figure, and photos, to reply to comment further.

7. The IMC indicates that the mitigations are the responsibility of the landowner in perpetuity. There is no discussion of who in the City is going to be responsible for that.
Monitoring of buffer mitigation and tree mitigation success, including mitigation goals, objectives, and required performance standards are listed in Section 7 of the CAR. This includes 5 years of required monitoring and reporting by the City on the mitigation site. Section 7.5 indicates the City will be responsible for maintenance for a period of 5 years. Section 7.7 states the following; "The City will implement measures, consisting of a protective covenant or conservation easement, that will protect the mitigation in perpetuity by precluding future use of the area (except for the purposes of enhancing or restoring the mitigation associated with the Project). The implemented measure will be recorded with the City of Issaquah's Assessor's office. Documented proof of the protective covenant will be provided to the regulatory agencies"

8. There is no map that clearly shows the steep slopes as they correlate with the wetland and stream buffers.
Plan Sheet G11 shows the regulated steep slopes while Sheet L1 indicates the streams,

wetlands, and associated buffers. Only Wetland A is located on a steep slope and neither the wetland, nor its buffer, will be impacted by the project.

Comments:

1. Please push back on the 15.5ft emergency access. We have a ton of roads under 12ft wide in this town that EFR uses all the time.
This is a fire code requirement, it requires 15-ft minimum.

2. Please explain the odd bulge at the bottom of road by the trail that impacts the buffer of Stream 2. What is it and why?
The feature that impacts the buffer of Wetland 2 is a the widened entry way for fire trucks to ingress/egress the site, which requires widening into the hillslope.

3. Wetland buffers adjacent to steep slopes are not allowed to be reduced. The Utility exemption has done this yet is only requiring 1.1 mitigation.
Wetland A, the only wetland located on a steep slope, is a Category IV wetland. Due to the location on a steep slope, we applied the maximum buffer width of 25-feet [IMC 18.10.650 (B)]. See Table 3 in the 2019 CAR and the 25-foot buffer is also shown on Figures 3 and 6 of the CAR. The buffer was not reduced and the project does not impact the buffers of Wetland A and therefore no mitigation is required.

4. While the text makes it seem like the enhancement is mainly shrubbery (whatever that is) the mitigation map shows that under 6,000 ft of 23,000ft is plants other than native grasses. Native grasses do not provide the complexity necessary for stream and wetlands to thrive. Please require “real’ plants.

<image002.png>

As stated in Section 7.2 of the CAR, the project is providing more than 1:1 mitigation for permanent buffer impacts (20,623 SF) . The predominance of this mitigation consists of the planning of appropriate native trees and shrubs including 200 coniferous trees and 200 willows over an area of 23,983 SF. The temporary buffer impacts of 9,613 SF are being offset by the revegetation of these areas with native shrubs (5,292 SF) and 14,173 SF of native grasses. The native grasses were selected for areas adjacent to the access road, where vehicle clearances do not allow the installation of trees or shrubs.
The City has altered the mitigation plan for temporarily disturbed areas to include hand application of grass seed mix, in lieu of hydro-seeding, based on design review comments. These drought-tolerant native grasses will provide many buffer functions (e.g., stormwater runoff filtering and flow reduction) and are structurally appropriate for their proposed locations as the roadway will facilitate traffic from large, heavy machinery. Other types of planting (i.e., shrubs) would limit visibility and require pruning to reduce roadway encroachment. In total and as detailed in the Critical Areas Report, the proposed critical areas buffer and tree mitigation will increase long-term function of wetlands, streams, buffers, and forest habitat.

5. City code for Steep slope and Landslide hazard areas do not allow removal of vegetation within the steep slope/ landslide hazard area buffers. It is unclear from the information provided that significant trees are not being removed from within the buffer. Please clearly show that no native vegetation is being removed from the buffer.
No significant trees will be removed from the steep slope area (see sheet G11 of the plan set). Although a few individual trees within the buffer may be removed, such trees

will not alter slope stability and will be fully mitigated for at a ratio of greater than 8:1 (see CAR).

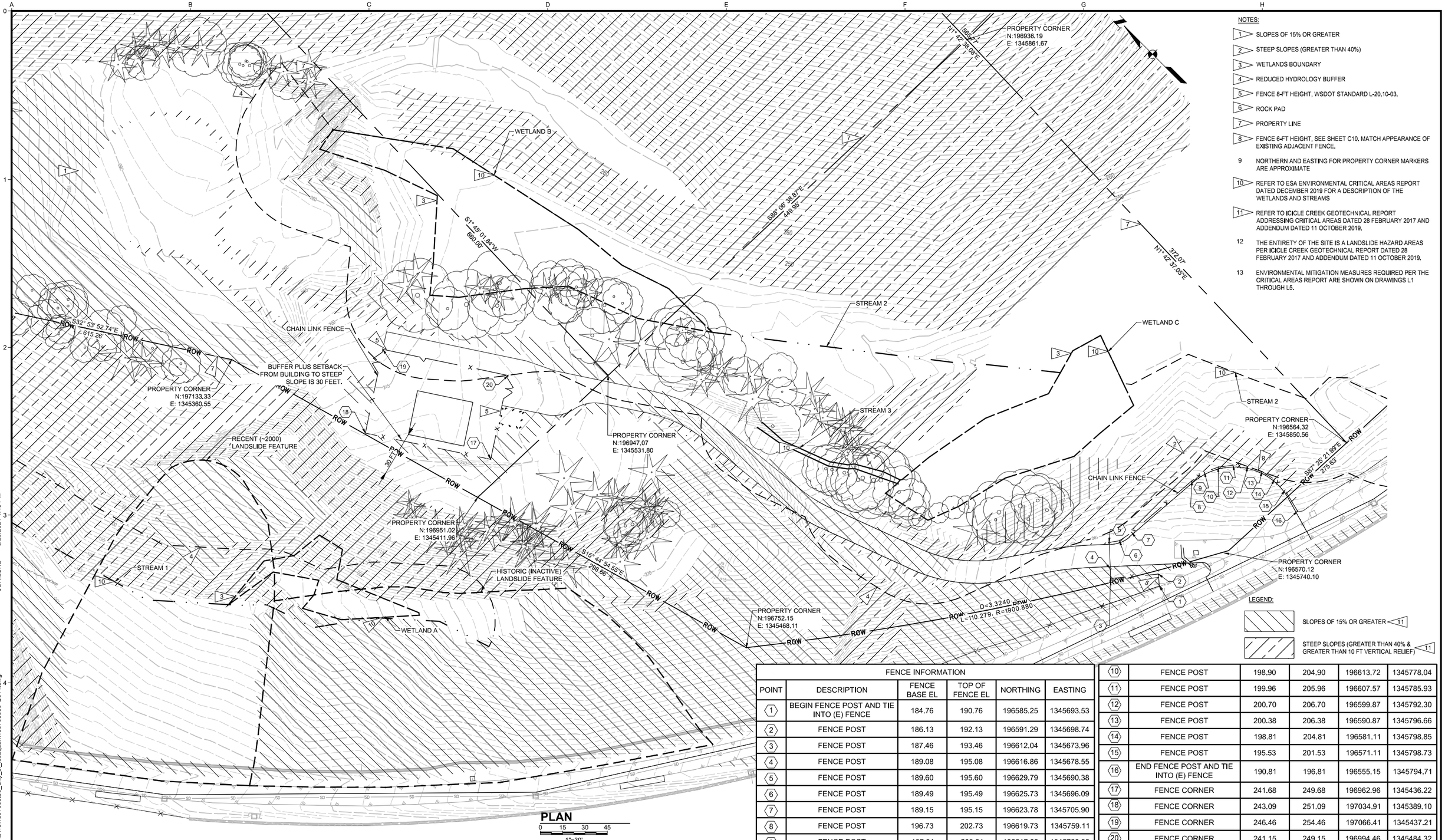
6. The ponds that the stormwater is draining into are in horrifying condition. They were planted with native plants when the Camp Creek rework was done, but those plants are overgrown with blackberries and garbage is floating in the water from the nearby homeless areas. Please require the restoration of these ponds if they are going to be used for stormwater from this area.
This will be a condition of the ASDP and SW permits. Public Works has budgeted for property restoration.

7. The Geotech reports do not discuss the difficulties of water in both the soil itself and in the surround area which is known for popping springs in heavy rain events. Please require that all clearing and grading occur in the summer months.
The timing of when clearing and grading should occur will be determined by the applicant's geotechnical engineer with a peer provided by CPD's consulting geotechnical engineer. Should the professional engineers determine that clearing and grading activities are appropriate during the wet weather season, the project would still be subject to the provisions in IMC 16.26.050.C.4 (wet season TESC).

Please put me on as a Party of Record if this has not already occurred.
Done as of December 2017.

Thanks,

Connie Marsh



PLAN

0 15 30 45

1"=30'

NOTES:

1. SLOPES OF 15% OR GREATER
2. STEEP SLOPES (GREATER THAN 40%)
3. WETLANDS BOUNDARY
4. REDUCED HYDROLOGY BUFFER
5. FENCE 8-FT HEIGHT, WSDOT STANDARD L-20.10-03.
6. ROCK PAD
7. PROPERTY LINE
8. FENCE 6-FT HEIGHT, SEE SHEET C10. MATCH APPEARANCE OF EXISTING ADJACENT FENCE.
9. NORTHERN AND EASTING FOR PROPERTY CORNER MARKERS ARE APPROXIMATE
10. REFER TO ESA ENVIRONMENTAL CRITICAL AREAS REPORT DATED DECEMBER 2019 FOR A DESCRIPTION OF THE WETLANDS AND STREAMS
11. REFER TO ICICLE CREEK GEOTECHNICAL REPORT ADDRESSING CRITICAL AREAS DATED 28 FEBRUARY 2017 AND ADDENDUM DATED 11 OCTOBER 2019.
12. THE ENTIRETY OF THE SITE IS A LANDSLIDE HAZARD AREAS PER ICICLE CREEK GEOTECHNICAL REPORT DATED 28 FEBRUARY 2017 AND ADDENDUM DATED 11 OCTOBER 2019.
13. ENVIRONMENTAL MITIGATION MEASURES REQUIRED PER THE CRITICAL AREAS REPORT ARE SHOWN ON DRAWINGS L1 THROUGH L5.

LEGEND:

SLOPES OF 15% OR GREATER (11)

STEEP SLOPES (GREATER THAN 40% & GREATER THAN 10 FT VERTICAL RELIEF) (11)

FENCE INFORMATION

POINT	DESCRIPTION	FENCE BASE EL	TOP OF FENCE EL	NORTHING	EASTING
1	BEGIN FENCE POST AND TIE INTO (E) FENCE	184.76	190.76	196585.25	1345693.53
2	FENCE POST	186.13	192.13	196591.29	1345698.74
3	FENCE POST	187.46	193.46	196612.04	1345673.96
4	FENCE POST	189.08	195.08	196616.86	1345678.55
5	FENCE POST	189.60	195.60	196629.79	1345690.38
6	FENCE POST	189.49	195.49	196625.73	1345696.09
7	FENCE POST	189.15	195.15	196623.78	1345705.90
8	FENCE POST	196.73	202.73	196619.73	1345759.11
9	FENCE POST	197.91	203.91	196617.82	1345768.92
10	FENCE POST	198.90	204.90	196613.72	1345778.04
11	FENCE POST	199.96	205.96	196607.57	1345785.93
12	FENCE POST	200.70	206.70	196599.87	1345792.30
13	FENCE POST	200.38	206.38	196590.87	1345796.66
14	FENCE POST	198.81	204.81	196581.11	1345798.85
15	FENCE POST	195.53	201.53	196571.11	1345798.73
16	END FENCE POST AND TIE INTO (E) FENCE	190.81	196.81	196555.15	1345794.71
17	FENCE CORNER	241.68	249.68	196962.96	1345436.22
18	FENCE CORNER	243.09	251.09	197034.91	1345389.10
19	FENCE CORNER	246.46	254.46	197066.41	1345437.21
20	FENCE CORNER	241.15	249.15	196994.46	1345484.32

NO.	REVISION	DATE	BY

SCALES

0 1"

0 25mm

IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.

JEFFREY M. FORAY STATE OF WASHINGTON 34538 REGISTERED PROFESSIONAL ENGINEER

3/30/21

DESIGNED DRP

DRAWN DRP

CHECKED JMF

CITY OF ISSAQUAH

ISSAQUAH, WASHINGTON

SOUTH SPAR BOOSTER PUMP STATION

Kennedy/Jenks Consultants

FEDERAL WAY, WASHINGTON

OVERALL SITE PLAN

FILE NAME 139700500-G011.DWG

JOB NO. 1397005*00

DATE MARCH 2021

SHEET 11 OF 100

G11

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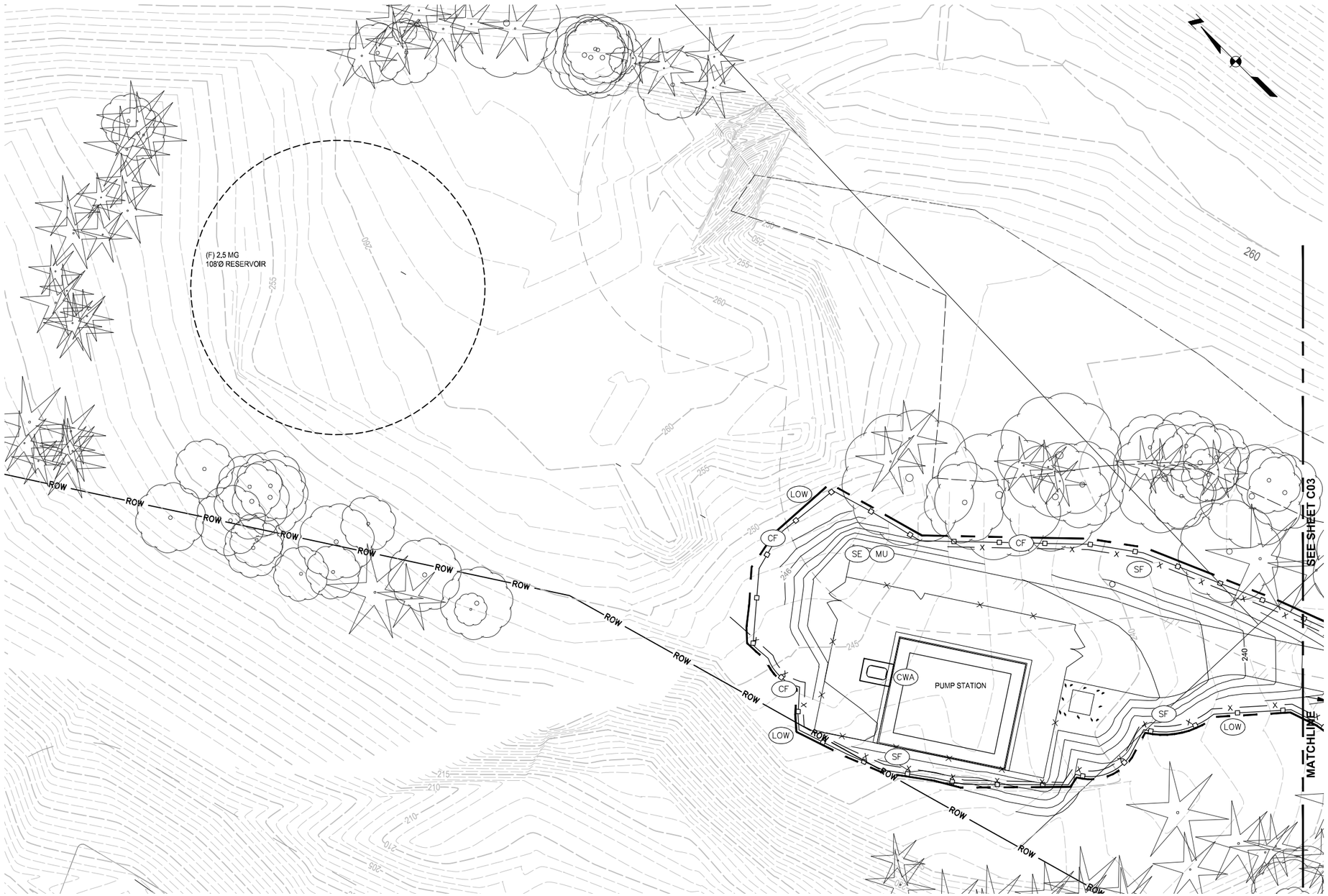
JONLUND 3/29/2021 4:40 PM



NOTES:

1. ALL ESC MEASURES SHOWN ARE CONSIDERED INITIAL AND INTERIM, EXCEPT FOR SEEDING AND MULCHING, WHICH ARE FINAL.
2. ALL ESC MEASURES SHALL BE REMOVED UPON COMPLETION OF SITE STABILIZATION.
3. INSTALL EROSION CONTROL BLANKET IN PROPOSED DITCH.
4. PROVIDE TEMPORARY CONSTRUCTION FENCING AT ALL WORK LIMITS.

ESC LEGEND:

LOW	WORK LIMITS
SF	SILT FENCE
CF	CONSTRUCTION FENCE
IP	INLET PROTECTION
CE	CONSTRUCTION ENTRANCE
DI	DITCH WITH CHECK DAMS
CWA	CONCRETE WASHOUT
SE	SEEDING
MU	MULCHING
NET	NETS AND BLANKETS

PLAN

0 10 20 30

1"=20'

NO.	REVISION	DATE	BY

SCALES

0 1"

0 25mm

IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.

JEFFREY M. PORAY, STATE OF WASHINGTON, 34536, REGISTERED PROFESSIONAL ENGINEER

3/30/21

DESIGNED DRP

DRAWN DRP

CHECKED MDL

CITY OF ISSAQUAH
ISSAQUAH, WASHINGTON
SOUTH SPAR BOOSTER PUMP STATION

Kennedy/Jenks Consultants
FEDERAL WAY, WASHINGTON

SITE EROSION CONTROL PLAN

FILE NAME 139700500-EC02.DWG

JOB NO. 1397005*00

DATE MARCH 2021

SHEET 23 OF 100

EC02

Daniel Martinez

From: Tonya Lane <radiazen@gmail.com>
Sent: Friday, April 23, 2021 10:11 AM
To: Daniel Martinez
Subject: Re: SPAR Booster Pump Station and Water Quality

Ok, thank you for the follow up. I hope that in the future if they do consider blending the water as part of normal operations, that the community is notified in advance.

Thanks again,
Tonya

On Apr 22, 2021, at 2:36 PM, Daniel Martinez <danielm@issaquahwa.gov> wrote:

Hi Tonya,

Thank you for your comment. I reached out to the Public Works Department because I did not know the answer to this – this is their response:
The SPAR Booster pump station project will also deliver Cascade Water Alliance (CWA) water to Highlands community through the new water main alignment for redundancy and reliability. The Highlands community will continue to receive CWA water after the completion of the SPAR Booster pump station project. Currently, there is no plan to blend Issaquah valley groundwater into CWA water for Highlands community, only in the emergency situation (disruption to CWA supply) Highlands community would receive Issaquah valley groundwater.

Please let me know if you have any questions.

Take care,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100
<image001.jpg>

Issaquah, WA - Official Website
Report Spills: (425) 837-3470

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody. – Jane Jacobs

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From: Tonya Lane <radiazen@gmail.com>
Sent: Thursday, April 15, 2021 8:23 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Subject: SPAR Booster Pump Station and Water Quality

Hello Dan,

I am a resident of Issaquah Highlands. My understanding is that the Highlands community currently receives our water from Cascade Water Alliance (CWA). The City of Issaquah Water System Plan says that infrastructure already exists to blend Issaquah valley groundwater into our current CWA water. Apparently the proposed booster pump station would further facilitate moving water from the valley wells into the Highlands community. I appreciate and am supportive of investment in water supply redundancy for *emergency purposes*.

I'm hoping for clarification on this project. Is the SPAR booster pump station for emergency supply only, or is the goal to at some point regularly substitute blended water in place of the current CWA supply to the Highlands? I am aware of efforts to remove PFAS and other contaminants from the valley water supply. I'm still concerned that introducing it into the Highlands network could reduce the quality of drinking water in the Highlands, and I would thus prefer that only the higher-quality CWA water remain in regular distribution here.

Thank you for the opportunity to comment,
Tonya Lane

Daniel Martinez

From: Daniel Martinez
Sent: Wednesday, April 21, 2021 6:24 PM
To: Ryan Fields; Erin Fields
Subject: RE: Question about the SPAR Booster Pump

Hi Ryan and Erin,

Thank you for your question. The project is required to meet the City's Noise Control ordinance identified in Issaquah Municipal Code (IMC) 18.07.136. The City has adopted the Washington State Administrative Code, which outlines permissible noise level. Please be advised that residential uses generally fall within EDNA Class A.

Please let me know if you have any further questions.

****Please allow up to 48 hours for a response****

Take care,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100

CITY OF ISSAQUAH WASHINGTON

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From: Ryan Fields <ryancfields@gmail.com>
Sent: Thursday, April 15, 2021 12:45 PM
To: Daniel Martinez <danielm@issaquahwa.gov>; Erin Fields <erinpfields@gmail.com>
Subject: Question about the SPAR Booster Pump

Hi,

I would like to submit a question about the SPAR booster pump site.

My question is regarding the noise level, we live about 200ft away from the new site and interested to know what to expect regarding noise for the booster pump and generators.

Thank you,

Ryan Fields

435 5th Ave NE

Issaquah, WA 98029
425-280-7885

Daniel Martinez

From: Daniel Martinez
Sent: Thursday, April 22, 2021 2:17 PM
To: Tom Anderson
Subject: RE: SPAR Pump Station Meeting

You got it, Tom. Thank you again for your comments and participation. Please let me know if you have any questions.

Best,

DANIEL MARTINEZ, AICP
Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100

CITY OF ISSAQUAH WASHINGTON

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From: Tom Anderson <tom.anderson3141@gmail.com>
Sent: Wednesday, April 21, 2021 7:38 PM
To: Daniel Martinez <danielm@issaquahwa.gov>
Subject: SPAR Pump Station Meeting

Daniel,
Thanks for a very informative meeting.

Yes, I would like to be added to the email list to be kept informed on this project.

Thanks,
Tom Anderson

CITY OF ISSAQUAH WASHINGTON

Community Planning & Development
1775 – 12th Ave NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

Critical Area
Neighborhood Meeting Handout

NEIGHBORHOOD MEETING:

The City has received a request for a development or construction project that contains a critical area and/or its associated buffer, or areas, within its project boundaries and meets the criteria requiring a Neighborhood Meeting to discuss whether this project might impact the critical area. At the meeting, representatives will describe the project and discuss any potential impacts with any interested members of the community. Criteria for a Neighborhood Meeting:

1. Level 2 or higher Land Use Permit: The development proposal qualifies as a Level 2 Administrative Site Development Permit (ASDP)
2. Critical Area Studies were required: Yes.

SPECIFIC CRITICAL AREA INFORMATION:

Critical Area(s) on-site and/or off-site whose buffers overlap onto the project site:

☒ Critical Aquifer Recharge Area
☐ Flood Hazard (*IMC 18.10.530 & 16.36*)
☒ Steams (*IMC 18.10.770-795*)
☒ Wetlands (*IMC 18.10.590–760*)
☐ Shorelines (IMC 18.10.940 and see below)

☐ Geotechnical including:
☒ Steep Slopes (*IMC 18.10.580*)
☐ Mine and Erosion (*IMC 18.10.520*)
☐ Landslide (*IMC 18.10.560*)
☐ Seismic (*IMC 18.10.570*)

APPLICATION INFORMATION:

Project Name:	SPAR Booster Pump Station
Permit Number(s):	PRJ15-00036, ASDP19-00001, SEP19-00006
Address:	614 1st Ave NE
Parcel Number(s):	2724069126, 3630100550, 5279100850
Staff Contacts:	Daniel Martinez, Associate Planner Email: danielm@issaquahwa.gov
Property Owner:	WSDOT Real Estate Services Property acquisition approved under City of Issaquah AB 8087 January 19, 2021
Authorized Agent:	City of Issaquah 1775 12th Ave NW Issaquah, WA 98029

Project Description:

Construction of a drinking water booster pump station (BPS) and approximately 8,000 linear feet of water-related transmission lines (pipelines) within the City of Issaquah just north of Interstate 90 (I-90).

The BPS includes a 1,140 square-foot wood-framed building, three (3) booster pumps, electrical panels, a chlorine analyzer, trench and pipe drains, a dehumidifier, and an exhaust fan. The building is proposed to be surrounded by a 4.5-foot-wide concrete sidewalk. An 8-foot-high chain-link fence with gates would be constructed around the perimeter of the site.

The project would also involve construction of an access road between the Issaquah-Preston Trail and the proposed pump station. Most of the access road would be 15.5 feet wide. The road would be constructed over an existing unpaved gravel road.

LINKS TO PROJECT DOCUMENTS:

Project Narrative:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Project_Narrative_03-29-2021.pdf

Plan Set:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/ASDP19-00001_Plan-Set_02-23-2021.pdf

Critical Areas Report and Mitigation Plan (Wetlands and Streams):
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Critical-Areas-Report-and-Mitigation-Plan_12-2019.pdf

Geotechnical Report & Addendum:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Revised-Geotechnical-Report_04-20-2020.pdf

https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Geotechnical-Report-Addendum_1-22-2021.pdf

Cultural Resources Report:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/ASDP19-00001_Cultural%20Resources%20Review.pdf
Final Signed NEPA:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/ASDP19-00001_Final-Signed-NEPA.pdf

SEPA Environmental Checklist:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/SEP19-00006_SEPA_Checklist_02-05-2021.pdf

Alternative Analysis Report:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Alternative-Analysis-Report_12-08-20.pdf

Critical Areas Exemption for Utilities:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Revised-Critical-Areas-Variance-Exemption-for-Utilities_02-22-21.pdf

Stormwater Site Plan:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/ASDP19-00001_Stormwater-Site-Plan_02-22-2021.pdf

Department of Health Approval:
https://products.issaquahwa.gov/ActiveProjects/NM21-00003/NM21-00003_Department-of-Health-Letter_08-25-2020.pdf

CRITICAL AREA STUDY INFORMATION:

Provide a brief description of the on-site critical areas and/or their buffers and the proposal's relationship to and impacts, if any, on the critical area(s):

There are multiple critical areas located on the project site, which are shown on Sheet G11 in the plan set and discussed in more detail in the Critical Areas Report. The site contains the following critical areas:

CRITICAL AREA NAME	CLASS/CATEGORY	REQUIRED BUFFER (IMC 18.10)
Steep Slopes	N/A	50 feet
Stream 1	Class 3	50 feet
Stream 2	Class 2	75 feet
Stream 3	Class 3	50 feet
Wetland A	Category IV	N/A*
Wetland B	Category III	75 feet
Wetland C	Category III	75 feet

* *Wetland A is a Category IV wetland less than 2,500 square feet and therefore a buffer is not required per IMC 18.10.640(C).*

In addition to the identified buffers, all critical areas must have an additional 15-foot building setback line (BSBL). The proposed development has been designed to avoid direct impacts to all critical areas located on the project site, and to reduce buffer impacts to the extent practical given the topography constraints and presence of an existing unimproved road. The following describes the critical areas:

> Critical Aquifer Recharge Area (CARA) Class 1: The proposed project is located within the CARA Class 1 Zone and Sammamish Plateau Wellhead 10yr Protection Zone. Please see Issaquah Municipal Code (IMC) 18.10.796. Submittal of a Hazardous Material Construction Inventory List is required for construction permits.
>
> Steep Slopes: The project site contains steep slope and landslide hazard areas. The proposed BPS site is relatively level to gently sloping at an approximate elevation of 244 feet with an abrupt break to the steep slope area approximately 30 feet west of the BPS structure. This steep slope descends approximately 65 feet from the BPS to the top of Wall RW16, which then further

descends 20 feet to the Issaquah-Preston Trail, a 36-foot-wide corridor, paralleled at the downslope edge of WSDOT Wall RW15.

Steam 1: Stream 1 is a Class 3 stream that originates at Wetland A, flows to the northwest across the hillslope for several hundred feet, them makes a 90-degree turn (man-made change in flow direction) to the southwest down a steep slope. The channel discharges to a quarry spall-lined depression with a perched culvert under the Issaquah-Preston Trail. The culvert likely discharges eventually to East Fork Issaquah Creek located on the south side of I-90.

Stream 2: Stream 2 originates at Wetland B and flows to the southeast. The upper reaches of Stream 2 is a Class 3 stream, while the reach of Stream 2 downstream of Wetland C is a Class 2 stream. Once past Wetland C, the stream discharges into a series of two man-made detention ponds located upslope from the Issaquah-Preston Trail. The downgradient pond discharges to an approximately 4-foot stack pipe that likely travels under I-90, eventually discharging to East Fork Issaquah Creek.

Stream 3: Stream 3 is a Class 3 stream that originates from a hillside seep west of an encampment of houseless persons. The stream flows alongside the existing dirt access road that travels between the trail and the proposed development site. The stream flows down an approximately 20 percent slope and discharges to the northwest corner of Wetland C.

Wetland A: Wetland A is a palustrine emergent, slope wetland located southwest of the proposed BSP. This is a headwater wetland for Stream 1 dominated by watercress with scattered English ivy and newly sprouted salmonberry. Wetland A received an overall score of 15 points, which corresponds to a Category IV rating. The buffer of Wetland A consists largely of forested fringe to the north and east with disturbed areas to the west and south (i.e., site of the former WSDOT gravel pit).

Wetland B: Wetland B is greater than 0.06 acre in size. Only the western wetland boundary was delineated for the project. The slope wetland is palustrine scrub-shrub and emergent. It is located east of the proposed BPS. Wetland B is a headwater wetland for Stream 2 and is dominated by salmonberry with red alder and ladyfern commonly observed. Wetland B received an overall score of 16 points, which corresponds with a Category III rating. The buffer of this wetland consists largely of forested fringe to the north and east, with disturbed areas to the west and south (i.e., site of the former WSDOT gravel pit).

Wetland C: Wetland C measures approximately .17 acre in size and is a palustrine forested, slope wetland located to the southeast of the proposed BPS. Stream 2 discharges to the northeastern portion of the wetland and Stream 3 discharges to the northwestern boundary. Stream 2 continues through the wetland and discharges from the wetland's southeastern boundary. This wetland primarily contains red alder with scattered willow, black cottonwood, and common rush covering portions of the wetland. Wetland C received an overall score of 16 points, which corresponds with a Category III rating.

1. Were critical area studies reviewed by City consultant(s)?

☒Yes ☐No

- Stream: Reviewed by the Watershed Company
- Wetland: Reviewed by the Watershed Company
- Steep Slope: Reviewed by Wood Environment & Infrastructure Solutions, Inc.

2. **Does the project propose any adjustments or reductions to alter the Critical Area(s) or associated buffers?**

   ☒Yes ☐No

   If yes, describe and indicate whether the alterations are allowed by code:
   The project has been designed to avoid direct impacts to wetland and streams, and to reduce buffer impacts to the extent practicable given the topography constraints and presence of an existing unimproved road. Project construction would result in approximately 9,593 square feet of temporary impacts and 23,659 square feet of permanent impacts to wetland and stream buffers. Direct impacts to any project area wetlands or streams are not proposed. Buffer impacts primarily include grading and paving of the existing unimproved road. Most of this area is currently cleared but the road will be widened slightly to facilitate fire department access.

   Wetland and stream buffers may be reduced with buffer vegetation enhancement pursuant to IMC 18.10.650.D.3. and 18.10.790.D.4, respectively. Generally, buffers may not be reduced by more than 25 percent without a critical areas variance. However, IMC 18.10.420.A provides for a public agency and utility exemption, which required the Public Works department to prepare a report requesting the exemption. All approval criteria within IMC 18.10.420 B and C must be met. The Community Planning and Development has reviewed and accepted the utility exemption request.

3. **Does the proposal protect the Critical Area(s) consistent with Code?**

   ☒Yes ☐No

4. **Is Critical Area mitigation proposed or required?**

   ☒Yes ☐No

5. **Does the project offer any improvements to the Critical Area(s)?**

   ☒Yes ☐No

6. **Is the project within Shoreline jurisdiction?**

   ☐Yes ☒No

TREE PROTECTION & RETENTION INFORMATION:

Provide a brief description of the site's trees and the proposal's relationship to and impacts on trees:

The project site is approximately 4.30-acres. With the exception of an existing unpaved road, the site is undeveloped and consists of forested land. The project proposes the removal of 221-caliper inches of deciduous trees, and 410-caliper inches of coniferous trees.

1. **What are the tree retention requirements for the site and is the project meeting the requirements?**

   ☐Yes ☐No

The proposed BPS is located within the Community Facilities-Facilities (CF-F) zone. IMC 18.12.1385 describes tree retention requirements based on zoning designations. Tree retention requirements are not identified for the CF-F zone.

2. **Does proposal request a tree retention reduction? How much? Does it meet the criteria for reduction?**
   No, the project is not requesting a tree retention reduction.

3. **Does the project propose to replace trees?**
   ☒Yes ☐No
   If yes, please explain if trees will be on-site, off-site, and/or paying into the Tree Fund.
   As part of the acquisition of two land parcels owned by WSDOT, the project must adhere to the WSDOT *Roadside Policy Manual* (2015). Accordingly, tree replacement of moderate-size coniferous and other late successional tree species (>6-inches) is required. Replacement ratios are given as one 1-gallon replacement tree for each 1-inch of trunk diameter; or, if larger container sizes (2-galloncontainer plants) are used, the plant quantity will be adjusted to a ratio of 0.5 2-gallon replacement trees for each 1-inch of trunk diameter. Consequently, all applicable trees that are removed will be replaced to WSDOT's prescribed ratios. This would result in a total of 410 replacement trees within the project area over an approximate area of 42,000 square feet to offset the impacts of proposed tree removal. Tree planting will occur in both unvegetated areas as well as within existing forested areas.

4. **Does the project meet tree density?**
   ☐Yes ☐No
   If yes, describe how.
   This level of detail is not required at this time and will be reviewed with the final construction permits and mitigation plans.